

Comprehensive Plan Advisory Panel Meeting #3

November 7, 2016

Agenda

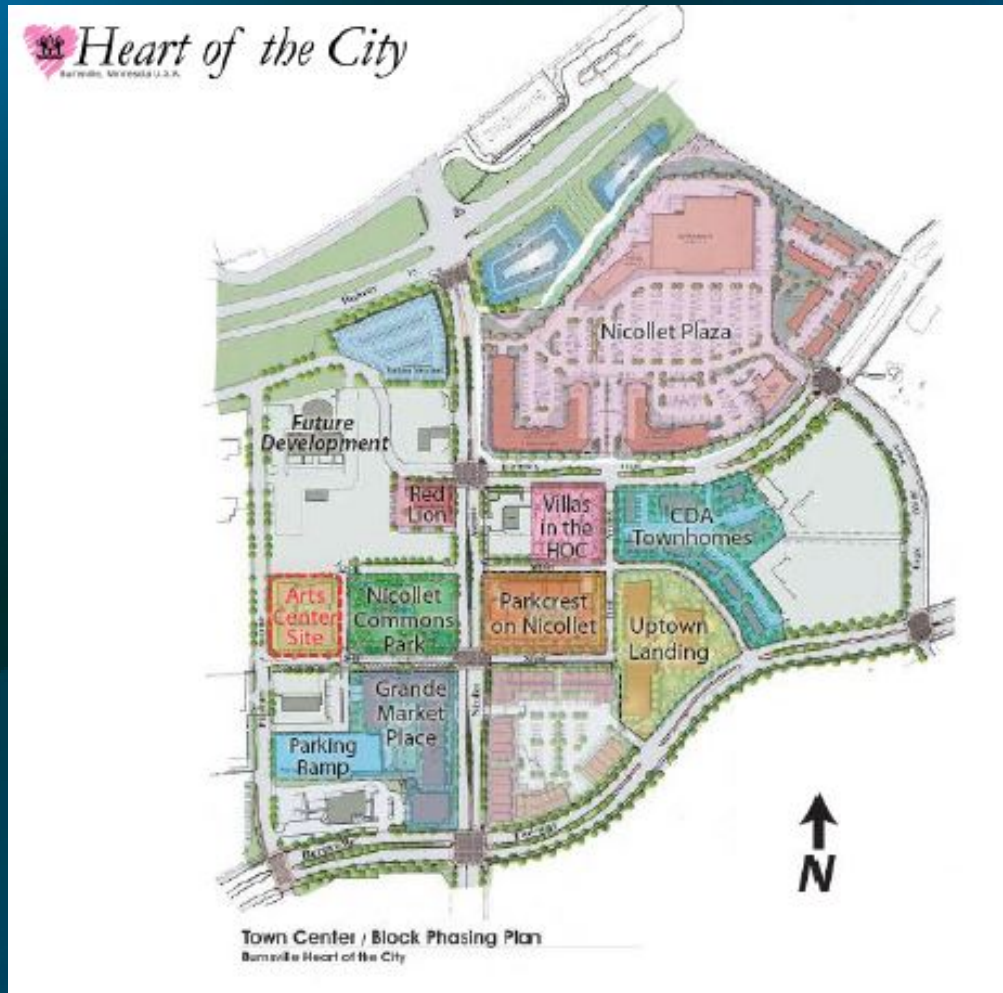
1. September 19th Meeting Notes
2. Summary of Focus Areas Charrette
3. Heart of the City Focus Area
 - a. HOC2/Station Areas Concept & Vision Elements
4. East Cliff Road Business Park
 - a. District Concept & Vision Elements
5. Minnesota River Quadrant
 - a. High Level Concept & Vision Elements
6. Project Next Steps

Focus Areas Charrette

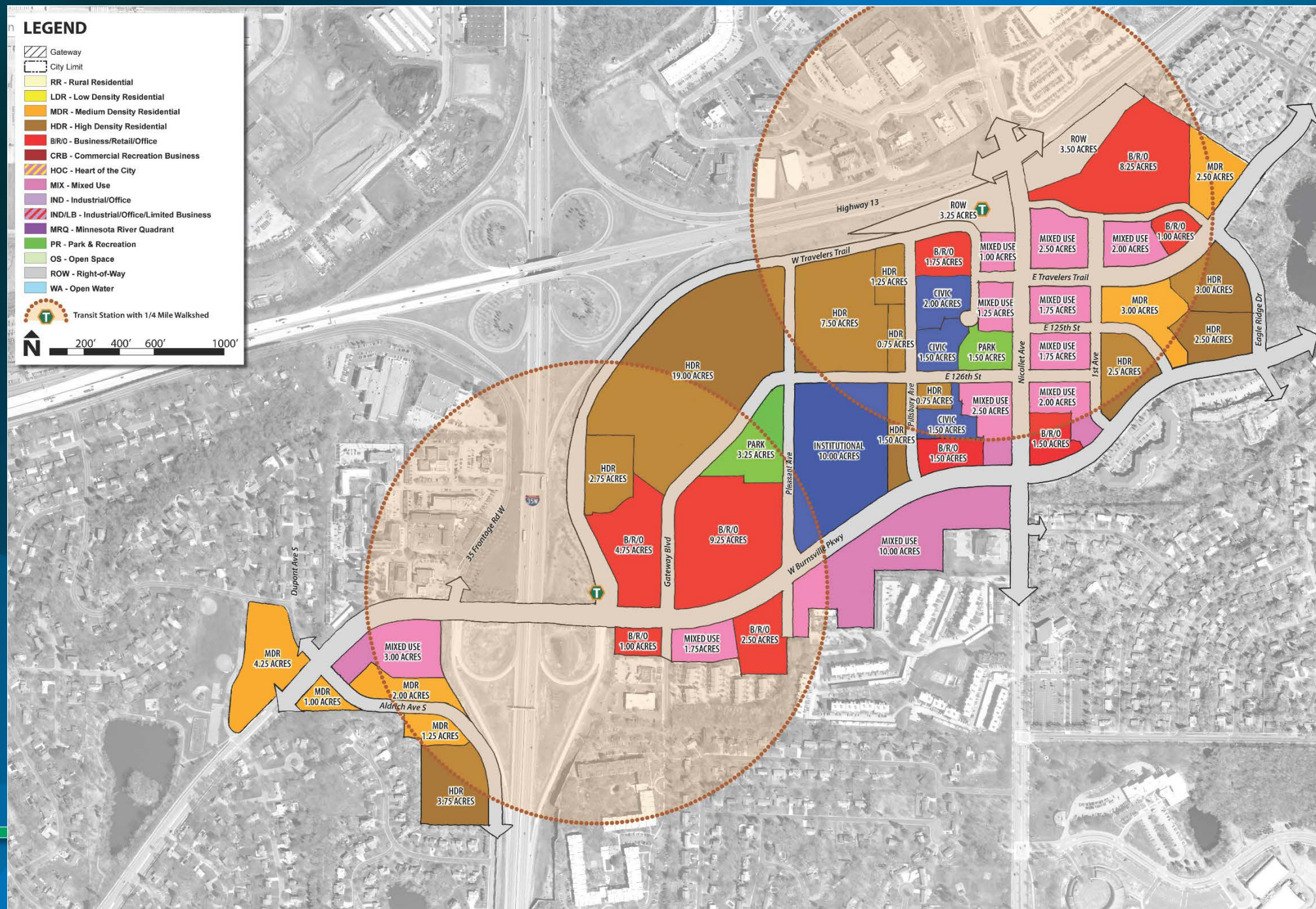
Two-day planning and design workshop - October 17th & 18th



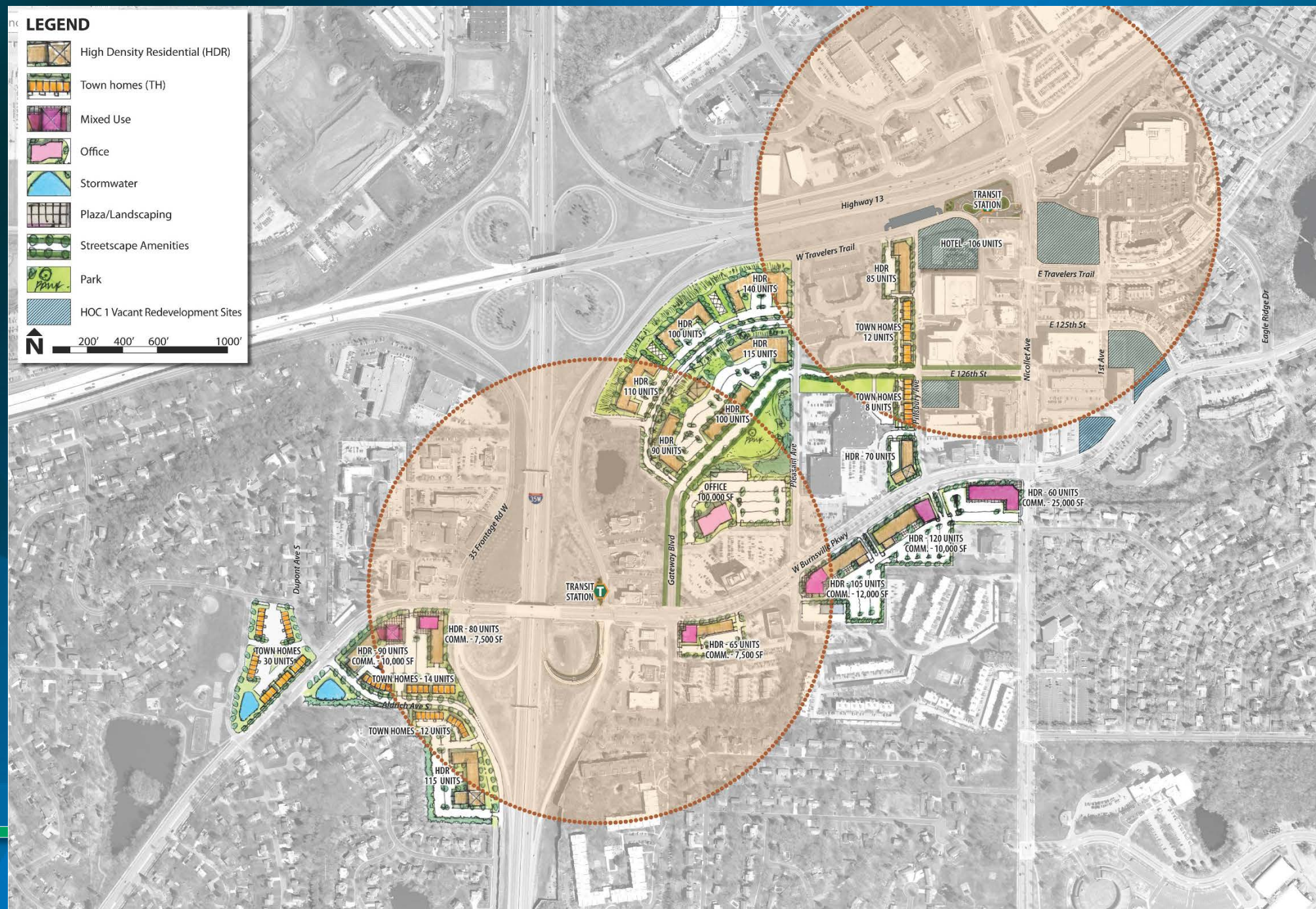
Heart of the City and BRT Station Areas



HOC and BRT Station Areas



HOC and BRT Station Areas



HOC Vision Elements

- Compact and diverse critical mass of activity within a walkable distance
- Primarily residential and office redevelopment to the west over time
- HOC street network extended west of Pleasant Avenue
- Streets enclosed with buildings near sidewalks
- Complementary network of neighborhood parks and plazas
- Pedestrian/bike friendly streets
- Enhance the character of the HOC freeway edge through building massing and landscaping

HOC Vision Elements

South of Burnsville Parkway

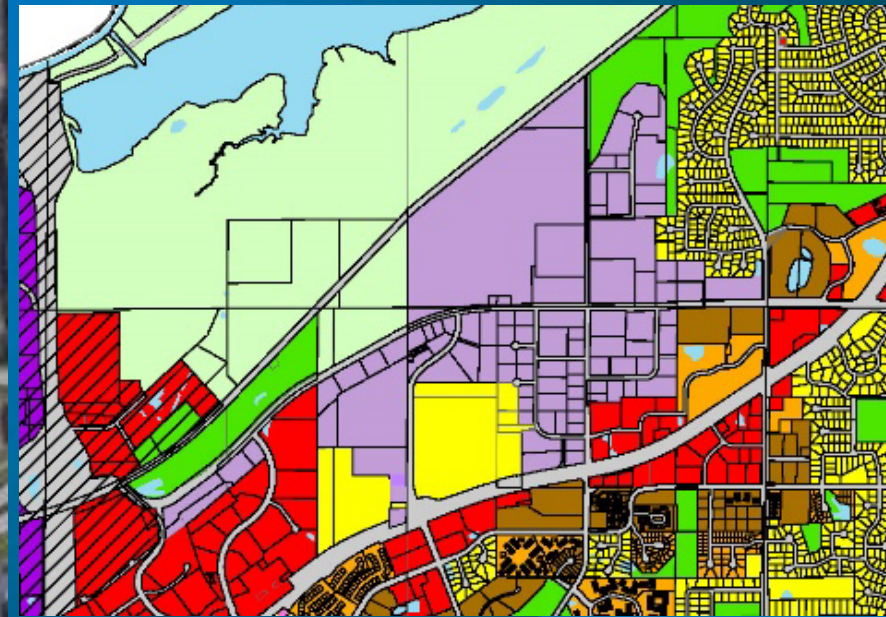
- Commercial and mixed use redevelopment along both sides of Burnsville Parkway over time
- New development has gateway quality architecture and site design
- Pedestrian/bike friendly facilities and crossings

BRT Station Areas Vision Elements

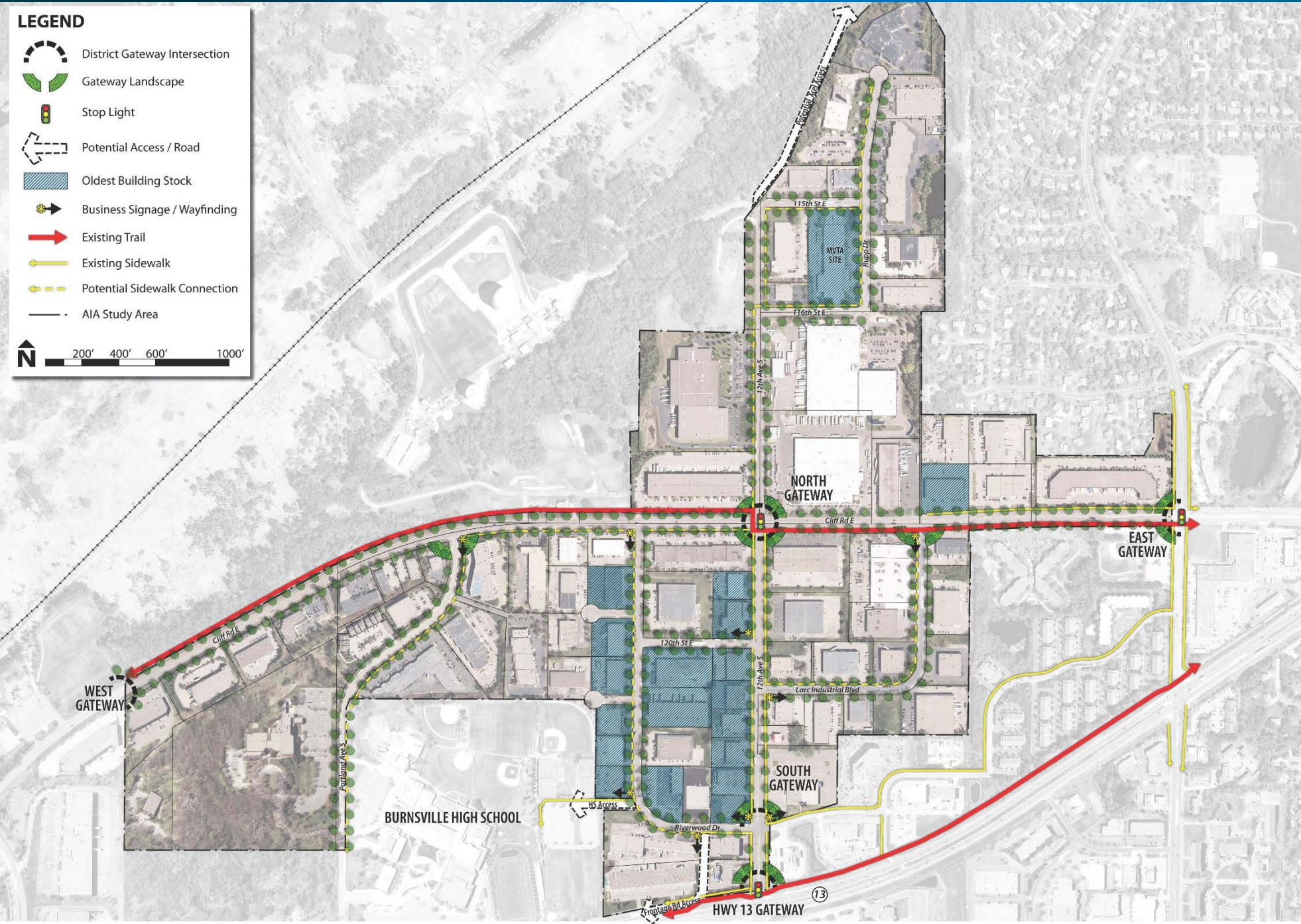
West of I-35W

- Redevelopment with land uses that better support BRT access
- Transition from a highway oriented commercial area to a transit-oriented neighborhood
- Higher density housing options that would benefit from convenient access to BRT station, Vista View Park, and neighborhood retail
- Neighborhood retail uses rather than highway oriented commercial
- Redesigned street connection south of Burnsville Parkway to improve neighborhood access and create better redevelopment sites
- Pedestrian/bike friendly streets

East Cliff Road Business Park



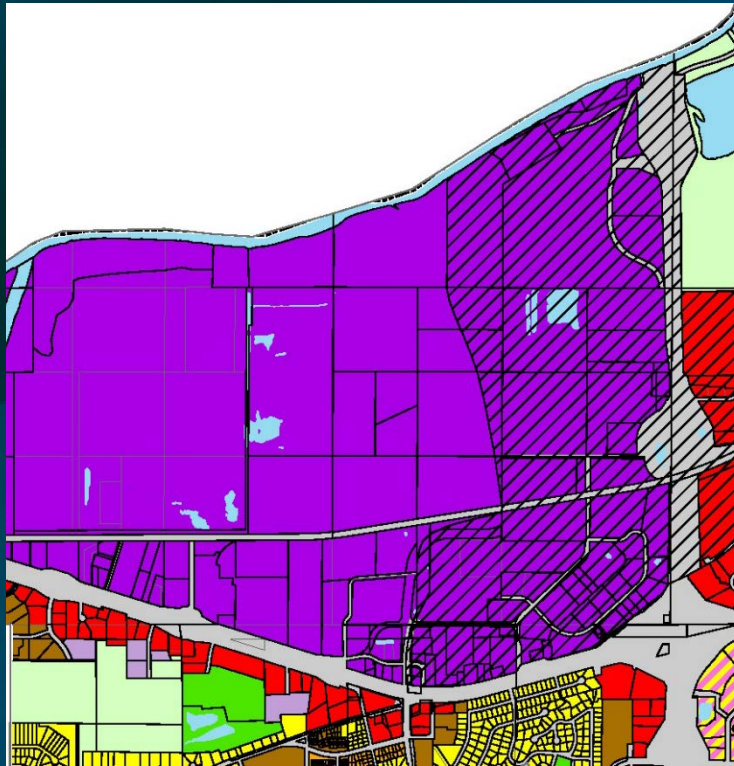
East Cliff Road Business Park



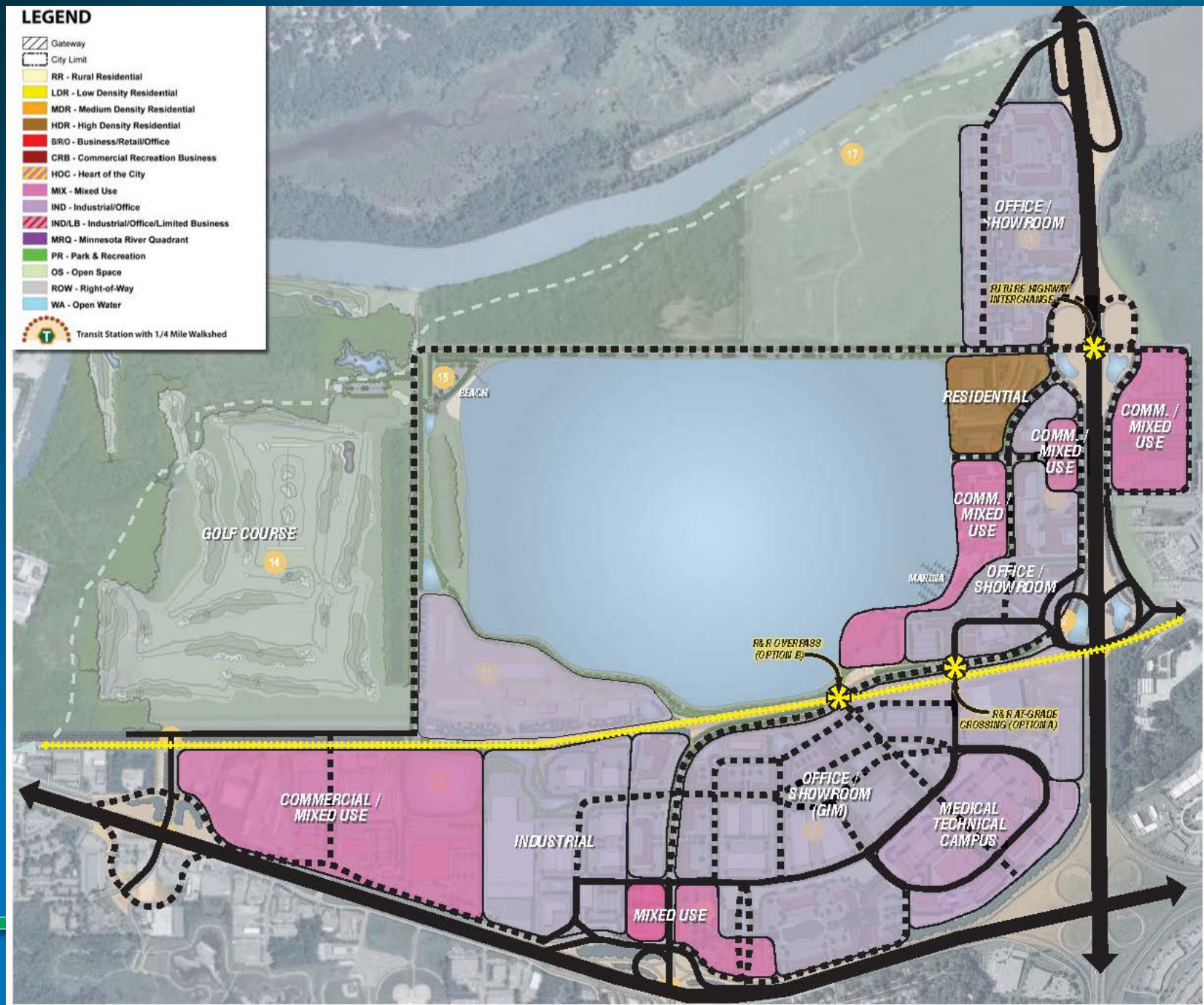
East Cliff Road BP Vision Elements

- Retain and increase jobs
- Adaptation of the district to a business park that can attract entrepreneurial, artisanal, incubator businesses
- Creative reuse of older industrial buildings for complementary uses, including non-industrial/office uses
- Modernization of industrial buildings and sites
- Upgrade the visual quality of the district through physical improvements, e.g. greening, lighting, stormwater management
- A distinct identity and branding for the business park

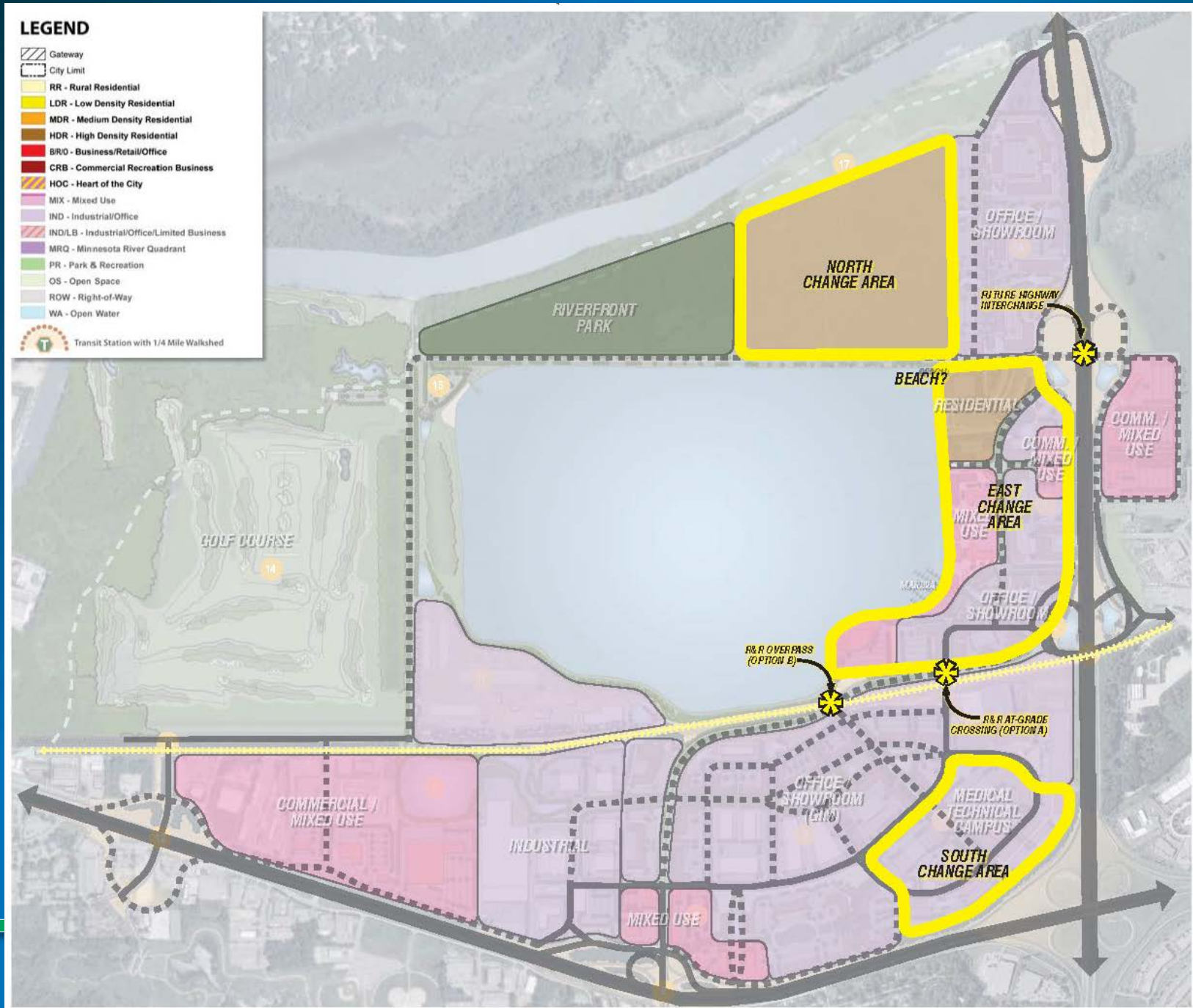
Minnesota River Quadrant (MRQ)



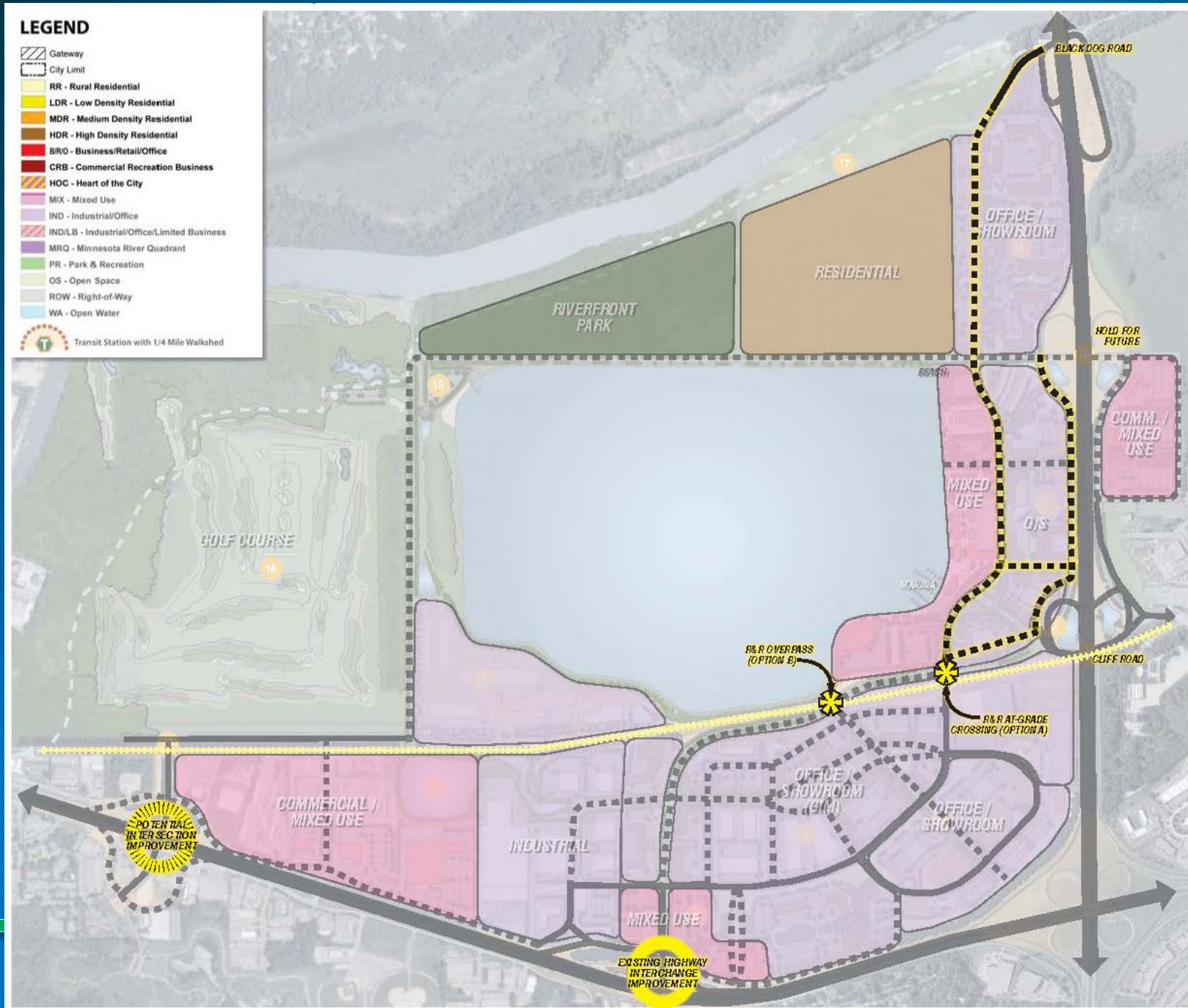
MRQ – Current Land Use Plan Concept



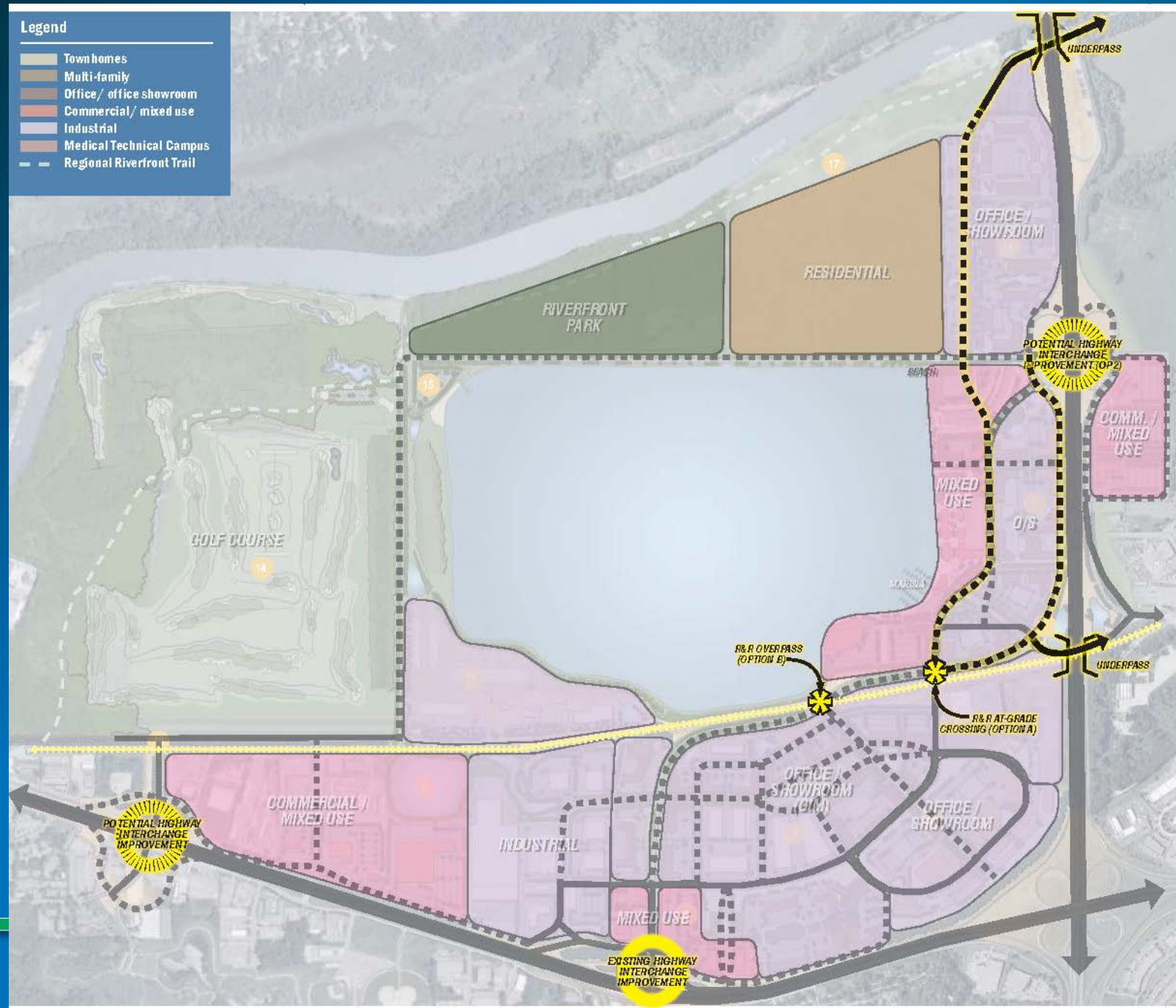
MRQ – Potential Land Use Change Areas



MRQ – Land Use and Transportation Changes (Current I-35W Interchanges)



MRQ – Land Use and Transportation Changes (Current I-35W Interchanges)



MRQ Vision Elements

- Re-establish the community's link to the river corridor's natural environment with public access, recreation, open space, and natural habitat areas
- Create a community riverfront park and open space area
- Create a new freshwater lake in the quarry when it closes
- Convert the Burnsville Sanitary Landfill site to an 18-hole championship golf course overlooking the river and lake
- Create water-oriented amenities on the east side of the lake, such as beach and boating access

MRQ Vision Elements

- Redevelop areas adjacent to the riverfront and lakefront with a new district for retail, restaurants, entertainment, lodging, and residential
- Create a new riverfront residential neighborhood
- Redevelop the I-35W frontage as a gateway business park
- Redevelop and enhance Highway 13 corridor with improved commercial development
- Preserve portion of southwest area for more intense industrial uses
- Create opportunities for growing East Cliff Road industries to relocate to MRQ
- Industrial/office uses adjacent to future lake have development character that complements planned lakefront redevelopment

MRQ Vision Elements

- Develop collector roadway connections between Hwy 13 and I-35W
 - Cliff Road east-west extension
 - North-south grade-separated connection over rail line
- Create a trail network that connects the community to the river, lake, planned Minnesota River Greenway, future recreation and commercial destinations in the MRQ

Next Step

Advisory Panel Meeting – January 18, 2017